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Attorney for Plaintiff

LAS VEGAS DEVELOPMENT GROUP, LLC

8 UNITED STATES DISTRICT COURT

9 DISTRICT OF NEVADA

10 ***

11 LAS VEGAS DEVELOPMENT GROUP, LLC,)
12 a Nevada limited liability company,)
13 Plaintiff,) Case No. 2:15-cv-1127-APG-CWH
14 vs.)
15 SHIRLEY C. YFANTIS, an individual;)
16 CRYSTALIA L.YFANTIS, an individual;)
17 WELLS FARGO BANK, NA, a National)
18 Banking Association; NATIONAL DEFAULT)
19 SERVICING CORPORATION, an Arizona)
20 corporation; MARIA BARROGA, an)
21 individual; ANASTACIA CEPEDA, an)
22 individual; SECRETARY OF THE)
23 DEPARTMENT OF HOUSING AND URBAN)
24 DEVELOPMENT, a federal governmental)
25 agency; EVERGREEN MONEYSOURCE)
26 MORTGAGE COMPANY, a Washington)
27 corporation; DOE individuals I through XX;)
28 and ROE CORPORATIONS I through XX,)
Defendants.)

)

23 **STIPULATION AND ORDER TO DISMISS AS TO**
24 **DEFENDANT, SECRETARY OF THE DEPARTMENT**
OF HOUSING AND URBAN DEVELOPMENT ONLY

25 COMES NOW Plaintiff, LAS VEGAS DEVELOPMENT GROUP, LLC (“LVDG”), and
26 Defendant, SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN
27 DEVELOPMENT (“HUD”), by and through their undersigned counsel, and hereby stipulate and
28

1 agree as follows:

- 2 1. The instant action was filed by the Plaintiff to recover title and possession of real
3 property commonly known as 9986 Otterburn Street, Las Vegas, Nevada 89178,
4 Assessor Parcel No. 176-28-613-097 ("the "Property").
5 2. On December 1, 2015, HUD filed a Disclaimer of Interest herein [Doc. #55]
6 disclaiming any and all interest in the Property.
7 3. Based upon the foregoing, the instant action shall be dismissed in its entirety as it
8 relates to HUD only.
9 4. HUD shall be bound by any judgment of this Court relating to the rights and title
10 of the various remaining parties in and to the Property.
11 5. HUD shall retain all rights and claims that it may possess against any party to this
12 action.
13 6. Each party shall bear its own costs and fees.

14 Dated this 1st day of December, 2015.

15 ROGER P. CROTEAU &
16 ASSOCIATES, LTD.

UNITED STATES ATTORNEY

17 /s/ Timothy E. Rhoda

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24 *Attorney for Plaintiff*

25 **LAS VEGAS DEVELOPMENT GROUP,
26 LLC**

17 /s/ Troy K. Flake

18 TROY K. FLAKE, ESQ.
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25 *Attorney for Defendant*

26 **SECRETARY OF THE DEPARTMENT
27 OF HOUSING AND URBAN
28 DEVELOPMENT**

24 IT IS SO ORDERED.

25 By: _____
26 Judge, U.S. District Court

27 Dated: _____

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 1st day of December, 2015, I served via the United States District Court CM/ECF electronic filing system, the foregoing **STIPULATION AND ORDER TO DISMISS AS TO DEFENDANT, SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ONLY** to the following parties:

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/s/ *Timothy E. Rhoda*
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